

FUSCO

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Alfred A. Fusco, Jr.
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October 25, 2023

Solomon Weiss, Chairperson
Village of South Blooming Grove
Planning Board
PO Box 295
Blooming Grove, New York 10914

RE: 14 San Antonio Circle
SBL 215-3-50
Our File #SBG-139

Dear Chairman Weiss,

We have reviewed the proposed subdivision map by Delta dated August 16, 2023 and offer the following same comments as previously. No new material given:

1. On the SEAF the applicant checked “no”, indicating that the site does not meet or exceed the state energy code requirements. The project may not exceed the minimum energy requirement, however it should meet the minimum energy requirement. Please review and revise accordingly.
2. Provide a flood plan and elevation certificate.
3. The plan must include a bulk table with required and proposed dimensions provided, setbacks should be provided on the plan,.
4. A dedication of 25’ from the centerline of the road is required for future work.
5. A curb and sidewalk should be provided, as well as details for the same.
6. Provide utility locations to the new lots.
7. Provide a demolition plan for the existing building with water, sewer, electric to be shut off and capped.
8. Provide an erosion and sedimentation control plan.
9. Show drainage for impervious areas, (runoff) driveway, etc. Use rain gardens or dry wells to handle the excess drainage.
10. Provide a retaining wall design.

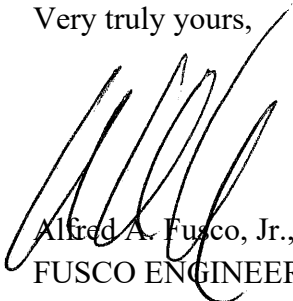
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11. Show parking areas.
 12. Further comments will be provided upon resubmission, revisions should be clouded for clarity.
 13. Need a note on plan stating: No cutting trees April 1 through October 1 to protect bats.
 14. Board comments.

Action:

None at this time.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
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Cc: Thomas J. Shepstone
Kerry Dougherty, Village Clerk
Issac Ekstein
Joel Stern
Mark Mazan, CEO
Todd Maurizzio
Delta Engineers
Dan Kraushaar